



MEMORANDUM

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Agenda Item No. 14 (B) 2

TO: Honorable Chairperson Barbara Carey-Shuler, Ed.D. DATE: December 4, 2003
and Members, Board of County Commissioners

A handwritten signature in cursive script, reading "Kay M. Sullivan", is positioned below the "TO:" line.

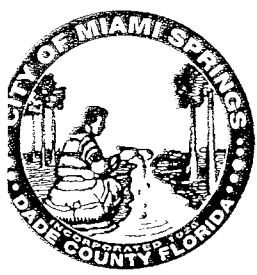
FROM: Kay M. Sullivan, Director
Clerk of the Board

SUBJECT: Proposed Boundary Change
to the City of Miami Springs

Pursuant to the provisions of Chapter 20-5 of the Code of Miami-Dade County, the Clerk of the Board has received a petition from the City of Miami Springs requesting a boundary change to the City of Miami Springs. (See legal description in the attached application).

Following consideration by the County Commission, the Code provides that this request be forwarded to the Planning Advisory Board for review, study and recommendation.

Attachment
KMS/js



City of Miami Springs Annexation Application



November 2003

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Submitted to:
Miami-Dade County
By;
The City of Miami Spings
Prepared by:
THE CORRADINO GROUP

Table of Contents

EXECUTIVE SUMMARY.....	ES-1
City of Miami Springs Map	ES-2
Annexation Area Map.....	ES-3
Grounds for Boundary Change.....	ES-4
Summary of Revenue & Expenses.....	ES-7
INTRODUCTION	1
Boundary Description.....	2
Land Use & Zoning	3
Future Land Use Map	4
Services to be Provided	8
General Government.....	15
Summary of Expenses	21
Summary of Revenues.....	27
Legal Description	28
Register Voter Certification	31
City Ordinance	32
Certificate from the Director MDC P&Z Dept.....	40

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Executive Summary

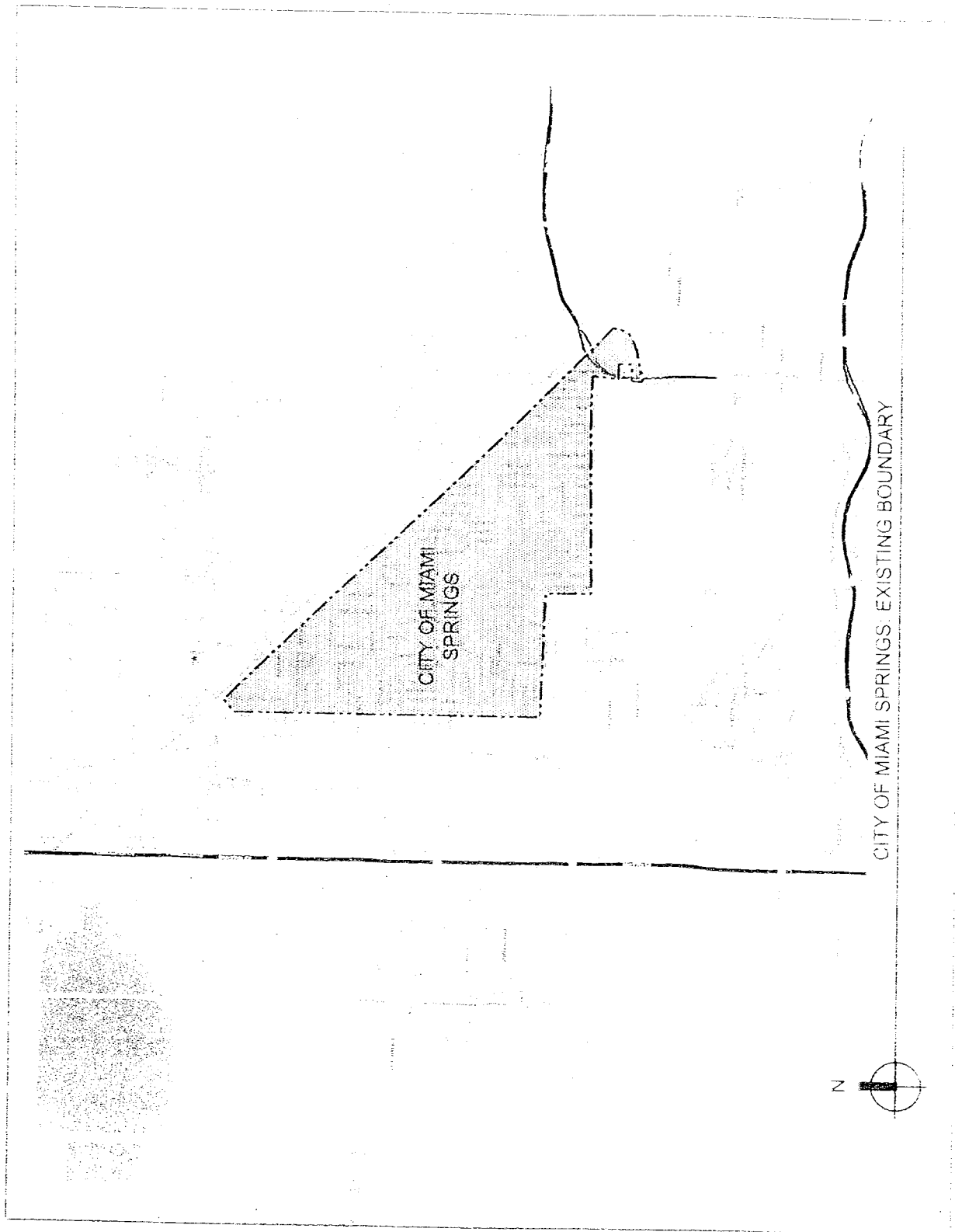
The City of Miami Springs (City), is applying to annex 6.93 square miles of land, located to the southeast and west of the City's boundary. For clarification purposes, the annexation areas have been divided into two sections, identified as Section B and Section C.

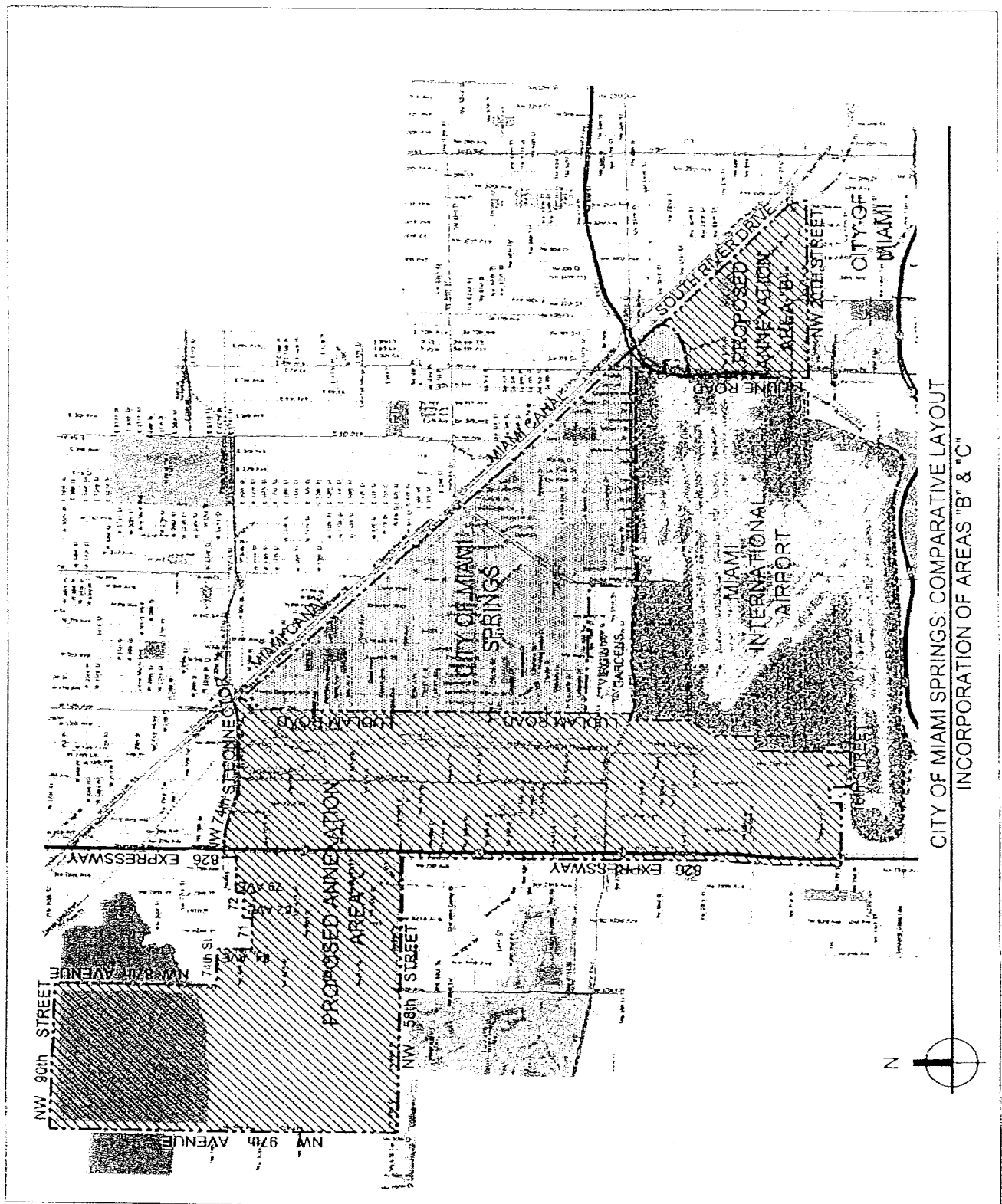
The annexation areas are described as follows:

Section B (see attached map) is located to the southeast of the City's boundary and has an area of approximately 0.58 square miles. It is bounded to the north by City of Miami Springs, to the south by NW 21 Street, to the east by South River Drive, and to the west by NW 42 Avenue (LeJune Road). The area is defined by commercial and industrial development.

Section C (see attached map) is located to the west of the City's boundary and has an area of approximately 6.35 square miles. It is bounded to the north by the Town of Medley, NW 90 Street and NW 74 Street Connector, to the south by NW 16 Street, to the east by City of Miami Springs, and to the west by State Road 826 and NW 97 Avenue. The area is defined by industrial, public facility, and commercial land use.

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CITY OF MIAMI SPRINGS
FLORIDA





Grounds for Boundary Change

Miami-Dade County is expected to top three million people by 2025; thus making Florida the third-largest state, replacing New York. With the anticipated growth in population, the City of Miami Springs seeks to position itself with a more favorable land use mix between residential, commercial and industrial development. Currently, the lack of commercial development in Miami Springs places a tax burden on residents. The proposed areas to be acquired would increase the City's tax base and assist in the maintenance of the general welfare and residential character of the community. Cities surrounding Miami Springs, without exception, have more balanced land use mixes. It is believed that if Miami Springs does not become more competitive in balancing the percentage of differing types of land uses, that its millage rate will rise in an effort to keep pace with its current level of service. As this happens the City will be less desirable as a residential location. The end result will be that Miami Springs will become prime candidate to be annexed by another city within the next 15 to 25 years.

Services to be Provided

The annexation areas are primarily developed as Industrial and Office, as well as Business and Office with limited residential structures. Miami-Dade County currently provides services to these areas. Following is a description of how general services will be provided to the annexation areas.

Police Protection

Police service to the community should be provided as soon as possible after annexation occurs. Staffing requirements are as follows:

Personnel	Total
Patrols	15
Sergeants	3
Lieutenants	1.5
Detectives	3
Total	22.5

Source: PMG Associates, Inc.

Fire Protection

All of the proposed areas for annexation will continue to be serviced by Miami-Dade County Battalion 11, which is comprised of Doral Station 45 and Miami Springs Station 35, Hialeah Gardens station 28, Medley station 46, and Virginia Gardens station 17. Although these units primarily serve their own communities (Miami Springs, Medley and Miami Gardens) they come together in response to any major incident in the area.

Water Supply and Distribution

The Miami-Dade County Water and Sewer Department currently provides and distributes potable water to the annexation areas, and will continue to do so. It is estimated that each of the two areas will use the following amounts of potable water per day:

	Potable Water Consumption Usage Gallons Per Day (GPD)
Section "B"	486,000 GPD
Section "C"	2.17 Million GPD

Facilities for the Collection and Treatment of Sewage

The Miami-Dade County Water and Sewer Department currently services all wastewater for the annexation areas, and will continue to do so. It is estimated that each of the two areas will produce the following wastewater per day:

	Wastewater Consumption Usage Gallons Per Day (GPD)
Section "B"	486,000 GPD
Section "C"	2.17 Million GPD

Solid Waste

All commercial and industrial areas will be required to contract trash removal services with a private hauling company.

Street Lighting

FP&L currently provides service to the annexation area, and will continue to do so.

Street Construction and Maintenance

All public roads and public rights-of-way areas will be maintained by the Public Works Department, except for state road facilities, which are maintained by the Florida Department of Transportation.

In order to maintain public rights-of-way, the Public Works Department will have to add one Assistant Public Works Director, one Administrative Assistant, four Crew Leaders, eight Maintenance Workers, one Electrician, one GIS Operator, and one Fleet Mechanic.

Park and Recreation Facilities and Services

As part of the City code, the City requires 2 acres of recreational sites per one thousand people in addition to the Miami Springs Golf Course. The annexation areas will not produce an increase in residential population to the City, and therefore, there will be no additional demands to the City's Park and Recreation Facilities Department.

Building Inspection/ Zoning Administration/ Local Planning Services

The annexation area will be served by the City's existing Planning, Building and Zoning Departments, including code enforcement. This department will be required to increase staff with one additional Planner, one Building Official, two Administrative Assistants, three part-time building inspectors and two additional Code Enforcement Officers.

General Government

The City of Miami Springs has a City Manager-Council form of government. The annexation area will be a part of this system.

With regard to administration staffing requirements, the Office of the City Manager currently has one part-time assistant manager and one executive secretary. In order to accommodate the annexation areas, two full-time assistant city managers will be required, along with one additional Human Resource Specialist, one Assistant Finance Director, one Administrative Assistant, and one Junior Attorney.

Financing Services to be provided

Certain expenses will be incurred when the annexation occurs. This will include both one-time capital expenditures and annual operating costs, such as salary costs and fringe benefits. All estimates of capital items and operating costs were determined by analyzing the City Budget and determining additional demands for service with input and estimates from department managers. Costs are assumed for taking over services, as they currently exist at the level of service they are provided by the city.

Summary Of Revenues And Expenses

General Fund

CATEGORY	AMOUNT
Revenues	\$12,864,259
Expenses*	\$ 4,862,922
Available Funds	\$ 8,001,337

*Expenses represent operational costs only. There is an additional Capital Cost of \$7,907,629 associated with the annexation. (Source: PMG Associates, Inc.)

Introduction

The City of Miami Springs (City), is applying to annex 6.93 square miles of land, located to the southeast and west of the City's boundary. For clarification purposes, the annexation areas have been divided into two sections, identified as Section B and Section C. The City has provided a complete analysis of potential services needed to serve these areas as well as an evaluation of financial feasibility.

The proposed areas for annexation will enhance the community's fabric by providing a more favorable land use mix between residential, commercial and industrial development, as stated in the City's comprehensive plan. This will further aid the City in protecting the quality of its residential character that it has uniquely developed over the years.

Currently, the lack of commercial development in Miami Springs places a tax burden on residents. The proposed areas to be acquired would increase the City's tax base and assist in the maintenance of the general welfare and residential character of the community. Cities surrounding Miami Springs, without exception, have more balanced land use mixes. It is believed that if Miami Springs does not become more competitive in balancing the percentage of differing types of land uses, that its millage rate will rise in an effort to keep pace with its current level of service. As this happens the City will be less desirable as a residential location. The end result will be that Miami Springs will become prime candidate to be annexed by another city within the next 15 to 25 years. To this end it is believed that Miami Springs has a greater need to annex this land than its neighbors.

The proposed areas to be annexed are defined as follows:

Section B is located to the southeast of the City's boundary and has an area of approximately 0.58 square miles. It is bounded to the north by City of Miami Springs, to the south by NW 21 Street, to the east by South River Drive, and to the west by NW 42 Avenue (LeJune Road). The area is defined by commercial and industrial development and many of the businesses are concentrated in the shipyard industry. Located within this section is Palmer Lake.

Section C is located to the west of the City's boundary and has an area of approximately 6.35 square miles. It is bounded to the north by the Town of Medley, NW 90 Street and NW 74 Street Connector, to the south by NW 16 Street, to the east by City of Miami Springs, and to the west by State Road 826 and NW 97 Avenue. The area is defined by industrial, public facility, and commercial land use.

All future land development in the categories described above will be guided by the Miami Springs main goal of their Future Land Use Element.

Boundary Description

The areas proposed for annexation are bounded as follows:

Section "B"

Section B is located to the southeast of the City's boundary and has an area of approximately 0.58 square miles. It is bounded to the north by City of Miami Springs, to the south by NW 21 Street, to the east by South River Drive, and to the west by NW 42 Avenue (LeJune Road).

Section "C"

Section C located to the west of the City's boundary and has an area of approximately 6.35 square miles. It is bounded to the north by the Town of Medley, NW 90 Street and NW 74 Street Connector, to the south by NW 16 Street, to the east by City of Miami Springs, and to the west by State Road 826 and NW 97 Avenue.

Grounds for Boundary Change

The City of Miami Springs is a primarily residential community of about 1,800 acres that is nearly completely built out. The single-family residential land use category is the primary land use in the City, with nearly half the land area occupied by this use. Additionally only 3% of the land is occupied by commercial use. Located in the Center of Miami-Dade County immediately adjacent to Miami International Airport, Miami Springs experiences a high quality of life. The community is relatively low density in comparison to many of the urban communities in the county. Of its several "strengths", the community is found to be aesthetically pleasing to many because of its residential character, density, landscaping and fairly unique urban design character and street pattern. While there is some commercial land use in the community, it does not play a significant role in the City's economy and does not serve as an attraction for major commercial activity.

Miami Spring's population is declining and it is projected to drop from about 13,700 to below 12,700 by 2015. This decline is being brought on by the limited amount of land available in the City for new residential development and the fact that no areas of the City are strong candidates for residential development at significantly higher densities.

Conversely Miami-Dade County is expected to top three million people by 2025. This increase would make Florida the third-largest state. Due to a limited land use mix within the City, Miami Springs is looking at being in a competitive disadvantage compared to other cities. The City of Miami Springs seeks to position itself with a more favorable land use mix between residential, commercial and industrial development. Currently, the lack of commercial development in Miami Springs makes it very expensive for residents to live. The proposed areas to be acquired would increase the

City's tax base and assist in the maintenance of the general welfare and residential character of the community.

Miami-Dade County (County) is currently encouraging a policy for the annexation of un-incorporated areas to existing municipalities within the County. Miami Springs has discussed this opportunity to become involved in the annexation process. Annexation is the last opportunity for Miami Springs to incorporate land that has a commercial and industrial base to help alleviate the financial impact the City is now facing. Additionally, since the County is encouraging a policy to reduce the unincorporated areas of the County via annexation into existing cities, the proposed annexation is in the best interest of both the City and the County.

Land Use and Zoning

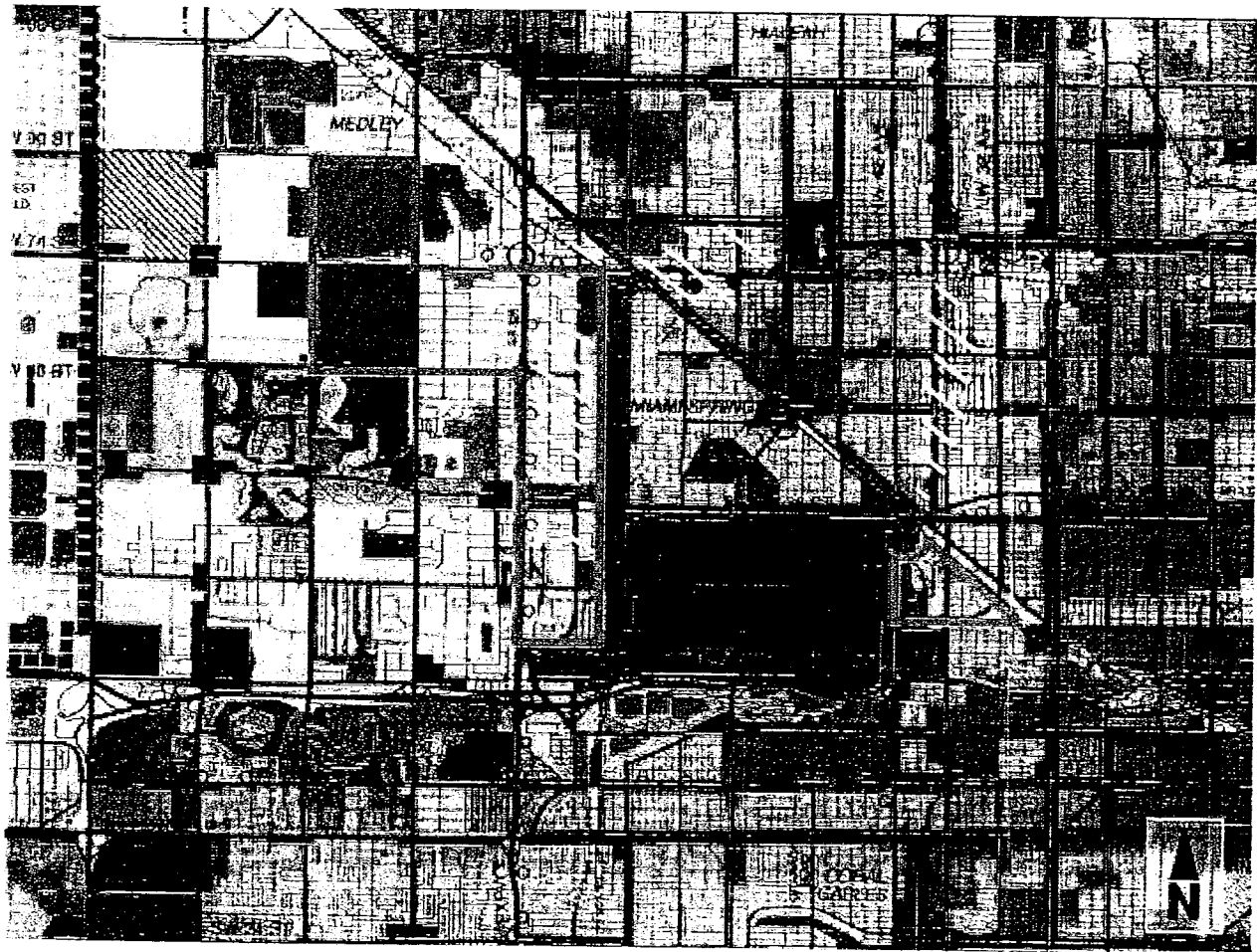
It is the intent of Miami Springs to continue the land uses, as they exist in accordance with the Miami-Dade County Future Land Use Map (FLUM). Section "C", or the northwest area, contains a moderately dense and nearly fully developed industrial area, which has been developed due to its proximity to Miami International Airport and the FEC Railroad. Uses include distribution warehouses, light manufacturing and other light industrial uses. Further west and north there are two lakes and large open space that is labeled as parks and recreation, yet it is actually a landfill. Businesses within these land uses are automobile dealers, car repair shops, vehicle storage or salvage yards, tile and stone warehouses, and also includes County facilities such as police stations and distribution centers. This area has some unpaved or poorly paved roads that suffer from excessive dirt and dust. The area is severely challenged aesthetically. As with the vast majority of the County, the street network follows a grid pattern, which flows well at the superblock level, but is interrupted and disruptive to traffic flow at the block level. Much of the activity that will occur in this area will be redevelopment over time. As such, Miami Springs intends to keep the land uses the same as they are now. Current land uses, as per Miami-Dade County Future Land Use Map (FLUM), are as follows:

Section "C":

Industrial and Office
Restricted Industrial and Office
Institutional and Public Facility
Parks and Recreation
Institutional and Public Facility
Business and Office

Section "B", located at the southeast corner of the City, has one main thoroughfare, South River Drive. Abutting the river are all river related uses, specifically shipyards, ship repair, cargo and container facilities, and also shipping and receiving facilities. South of South River Drive are similar facilities, automotive related businesses, and container storage areas. Further south is a small isolated residential area, barely buffered from the industrial uses, yet is well maintained.

MDC Future Land Use Map



14

Current land uses for Section B, as per Miami-Dade County Future Land Use Map (FLUM), are as follows:

Section "B":

Industrial

Business and Office

Low-Medium Density Residential (5-13 DU/Acre)

All future development of the land in the aforementioned categories will be guided by Miami Springs main goal, as stated in their Future Land Use Element.

The land use plan has been developed with the following goals and objectives:

GOAL: Achieve The Following Community Character:

Miami Springs should be a residential community, which offers the best possible residential environment consistent with its location and development history. Development policies should protect residential character. Miami Springs should also contain retail sales and service establishments, which enhance the quality of life for residents and attract patrons from beyond the City limits. All non-residential development on the edge of the City should buffer Miami Springs residential uses from the Miami International Airport and other uses that are incompatible with the City's residential and retail character.

The Future Land Use Map (FLUM), as developed by Miami Dade County, is consistent with this goal due to the fact that it affords Miami Springs the opportunity to incorporate Business and Office, and Industrial and Office uses at the perimeter of the City. This acts as a buffer from surrounding uses, and serves to increase the tax base to assist in the maintenance of the residential character of the previously existing community. In addition Miami Springs will seek over time the redevelopment and renewal of the lands to be annexed. The City will undoubtedly have its character modified but will impart its character on the lands to be annexed to the greatest extent possible. In doing so natural and historic resources will be protected.

In developing this document the City is attempting to ascertain the financial feasibility of such an annexation so as to carefully measure its ability to adequately provide for such. If annexed, Miami Springs will continue to coordinate effectively with all local, regional and state governments and authorities to assure the safety, well being and quality of life of its citizens.

Objective 1.1:Future Land Use Categories

Maintain existing development and achieve new development and redevelopment which is consistent with the community character statement articulated as the Community Character Goal above and which: 1) protects single family residential areas and 2) otherwise coordinates future land uses with the appropriate topography and soil conditions and the availability of facilities and services.

Objective 1.2:Redevelopment and Renewal

In general, encourage the redevelopment and renewal of blighted areas. Specifically, no latter than 2006, achieve private redevelopment of at least one redevelopment area property that has a blighted impact on the City.

Objective 1.3:Elimination of Reduction Uses which are Inconsistent with Community Character

In general, encourage the elimination or reduction of uses which are inconsistent with the community's character and future land uses.

Objective 1.4:Ensure Projection of Natural Resources

In general, ensure protection of natural resources. In particular, upgrade the drainage system so that stormwater outfalls into the Miami River Canal fully meet National Pollution Discharge Elimination System (NPDES) standards no later that December 31, 2001 and the standards of Chapter 17-25, FAC and Chapter 17-302.500 FAC. Upgrade on site drainage standards that private properties retain at least the first one-inch of stormwater on site and permit no more runoff after development than before development.

Objective 1.5:Protection of Historic Resources

Ensure the protection of the City's most valuable historic resources.

Objective 1.6:Hurricane Evacuation

Coordinate future land uses by encouraging the elimination or reduction of land uses, which are inconsistent with applicable interagency hazard mitigation recommendations and enhance the efforts of the Miami-Dade Office of Emergency Management by providing it with all relevant information.

Objective 1.7:Discourage the Proliferation of Urban Sprawl

Discourage the Proliferation of Urban Sprawl.

Objective 1.8:Drainage and Sewer System Land Needs

In general, ensure the availability of suitable land for drainage and sanitary sewer system facilities needed to support-planned infrastructure improvements. In particular, retain all land owned by the City suitable and necessary for infrastructure.

Objective 1.9: Innovative Development Regulations

Encourage the use of innovative land development regulations which may include provisions for planned unit developments and other mixed used development techniques.

Objective 1.10: Fulfill Administrative Code Requirements Pertaining to Planning Time Frames

In order to fulfill the requirements of Rule 9J-5.005 (4), this policy hereby adopts planning periods 1997 through 2000, 2001 through 2005, 2006 through 2010 and 2011 through 2015. The years 2000, 2005, 2010 and 2015 are adopted as timeframe milestones in order to facilitate coordination in planning between Miami Springs and the South Florida Regional Planning Commission. In implementing these timeframes, data and analysis shall be updated through at least 2010.

Objective 1.11: Coordination

The City shall coordinate future land uses with the availability of facilities and services such that the canals will not receive stormwater that exceeds water quality standards established in the Infrastructure Element Objective 1.1, which is incorporated herein by reference and adopted LOS standards, which are also incorporated herein by reference with the intent and purpose of ensuring that facilities and services are available to meet future land use needs. The City shall coordinate future developments so as to not increase flooding.

Objective 1.12: Financial Feasibility

Decisions regarding the location, extent and intensity of future land uses will be based upon the physical and financial feasibility of providing, by the year 2000, all urbanized areas with services at levels of service (LOS), which meet or exceed the minimum standards adopted in the Capital Improvements Element.

Objective 1.13: Protection of Natural Resource Systems

The location, design and management practices of development and redevelopment shall ensure the protection of natural resources and systems by recognizing and sensitively responding to the constraints posed by soil conditions, topography, water table level, vegetation type, wildlife habitat and hurricane and other flood hazards, and by reflecting the management pursuant to Chapter 380, FS and approved by the Governor and Cabinet.

Objective 1.14: Compatibility

Assure compatibility of adjacent land uses and developments through plan adoption and implementation procedures to be initiated in 1998.

Services to be Provided

The annexation area is developed as Commercial and Industrial and a few marginal residential structures. The County currently provides services to the area and the City intends to continue its relationship with the County in servicing each of the areas to be annexed, except for Fire. Following is a description of how services will be provided to the annexation area.

Level of service analysis was developed using City Code standards, or as provided by each department. When not otherwise specified, level of service analysis was developed using Chapter 24 of the Code of Miami-Dade County.

Police Protection

Police service to the community should be provided as soon as possible after annexation occurs.

Currently, forty-two (42) sworn officers, including one (1) police chief, one (1) captain, three (3) lieutenants, and twenty-two (22) civilians, staff the City of Miami Springs Police Department. This department is divided into four sections, the Uniform Patrol Division, Community Policing Section, Communications & Records Division, and Investigations Division. The Uniform Patrol Division includes four (4) Sergeants and twenty-six (26) officers, including five (5) motorcycle officers, two (2) K-9 officers, and two (2) bicycle patrol officers. Two (2) officers and a clerical assistant make up the Community Policing Office. The Investigations Division is composed of one (1) Sergeant and four (4) detectives. This amounts to 3 officers per thousand residents, based on the 13,712 residents in Miami Springs (2000 Census).

The City is broken down into grids that are assigned uniformly throughout Miami-Dade County. The City of Miami Springs contains eleven of these grids. For patrol purposes, the City is divided into three patrol zones that are further divided into grids. In accordance with a Collective Bargaining Agreement between the Police Benevolent Association and the City, minimum manpower for patrol has been established as a supervisor, a dispatcher, and three officers. This translates into minimally one vehicle with one officer for each zone. Staffing requirements for the annexation areas are as follows:

Personnel	Total
Patrols	15
Sergeants	3
Lieutenants	1.5
Detectives	3
Total	22.5

Source: PMG Associates, Inc.

Almost all initial responses to calls for service are handled by the Patrol Division. Many calls can be concluded successfully by resolution, mediation, or arrest. Police officers document their actions and file appropriate reports. The investigation division performs follow-up investigations on all crimes that are not closed with an arrest by the Patrol Division. The Community Policing Office manages the Crime Watch Programs, coordinates all special events, extra-duty police employment, and handles neighbor disputes, nuisance animal calls and elderly citizens in need.

Fire Protection

Fire protection is provided by Miami-Dade County fire services for the City of Miami Springs residents. Primary Fire Rescue service for the proposed annexation areas will be provided by the Fire Battalion 11, as referenced below.

Battalion 11

Station	Address	Unit	Travel Time	Sq. Miles
Doral 45	9710 NW 58 Street	Advanced Life Support	6:13	16.3
Fontainebleau 48	8825 NW 18 Terrace	Rescue	6:28	11.07
Hialeah Gardens 28	10350 NW 87 Avenue	Rescue	5:49	55.18
Medley 46	10200 NW 116 Way	Technical Response Team	6:26	103.54
Miami Springs 35	201 Westward Drive	Engine	5:25	4.53
Virginia Gardens 17	7050 NW 36 Street	Aerial	5:00	4.76
Model Cities 2	6460 NW 27 Avenue	Engine	4:22	5.53

The Doral station is a Fire Battalion, defined, as a fire department organizational unit comprised of multiple units under the command of a Chief Fire Officer. The annexed areas will be served by Battalion 11, which is comprised of Doral Station 45 and Miami Springs Station 35, Hialeah Gardens Station 28, Medley Station 46, Model Cities Station 2, and Virginia Gardens Station 17. Although these units primarily serve their own communities (Miami Springs, Medley and Miami Gardens) they come together in response to any major incident in the area. They also provide support services when primary response units are on other service calls. To develop proficiency and unit coordination, the Battalion units regularly drill together.

Battalion 11 is also part of Miami Dade Fire Rescue's Special Operations Division. In addition to their normal firefighting, dive rescue and emergency medical activities, Stations 17, 28, 46 and 48 have some very special capabilities.

Station 46 serves as part of the urban search and rescue (USAR-1) and the Technical Rescue Team (TRT Units). Members of these units are trained in vehicle extrication, confined space rescue, trench rescue and elevated victim rescue. Station 17 is equipped with aerial apparatus units that are especially suited for taller buildings. Stations 28 and 48 comprise the core of the County's Hazardous Materials Response Team, Rescue and USAR-1 rescue support services.

Water Supply and Distribution

The Miami-Dade County Water and Sewer Department currently provides and distributes all potable water to the annexation areas, and will continue to do so. Potable water standards per residential unit, industrial, commercial and/or other land uses, when not otherwise specified, defer to Chapter 24 of the Code of Miami-Dade County, Section 24-13 (5). According to County standards, industrial/warehouse potable water consumption standards are 20 gallons per 1,000 square feet per day, and commercial/office building land use standards are 10 gallons per 100 square feet per day. As per County standards, each of the annexation areas consume the below listed potable water per day:

Estimated Potable Water Consumption (per day)

Land Use Category	Industrial Land Use	Commercial Land Use	Residential Land Use	Other Uses (Govt., Public Utility, Institutional)	Total Gallons Per Day (GPD)
Section "B"	100,000 GPD	346,000 GPD	n/a	40,000 GPD	486,000 GPD
Section "C"	960,000 GPD	605,000 GPD	n/a	613,000 GPD	2,178,000 GPD

Facilities for the Collection and Treatment of Sewage

The Miami-Dade County Water and Sewer Department currently services all wastewater to the annexation areas, and will continue to do so. Wastewater consumption standards per residential unit, industrial, commercial and/or other land uses, when not otherwise specified, defer to County standards, Chapter 24 of the Code of Miami-Dade County, Section 24-13 (5). According to County standards, industrial/warehouse wastewater consumption standards are 20 gallons per 1,000 square feet per day, and commercial/office building land use standards are 10 gallons per 100 square feet per day. As per these standards, each of the annexation areas consume the below listed wastewater per day:

Estimated Wastewater Consumption (per day)

Land Use Category	Industrial Land Use	Commercial Land Use	Residential Land Use	Other Uses (Govt., Public Utility, Institutional)	Total Gallons Per Day (GPD)
Section "B"	100,000 GPD	346,000 GPD	n/a	40,000 GPD	486,000 GPD
Section "C"	960,000 GPD	605,000 GPD	n/a	613,000 GPD	2,178,000 GPD

Solid Waste

All commercial and industrial areas will be required to contract trash removal services with a private hauling company.

Street Lighting

Florida Power and Light provides electricity and lighting to the City of Miami Springs and to all of three proposed areas for annexation. The City Public Works Department coordinates all lighting activities with FP&L and oversees general street improvements.

Section "B" has a total of 139 non-arterial streetlights, which are located within the Le June Terminals Street Lighting Improvement Special Taxing District. This district meets current commercial and industrial local roadway street light standards. The County spends an estimated \$30,000 dollars per year to maintain this lighting district. Section "C" does not contain street lighting districts for non-arterial roads. Arterial roads are serviced on NW 25 Street, NW 36 Street, NW 58 Street, NW 72 Avenue, and NW 74 Street.

Street Construction and Maintenance

Miami Springs may utilize the People's Transportation Plan to make needed improvement to the area as needed. In the first year of the plan, the city will receive \$459,813 with a minor increase in population the twenty percent (20%) of the surtax revenue with are distributed by pro rata share (determined by population) this will increase the amount the city receives.

In order to maintain public rights-of-way in the proposed annexation areas, the Public Works Department will have to add one Assistant Public Works Director, one Administrative Assistant, four Crew Leaders, eight Maintenance Workers, one Electrician, one GIS Operator, and one Fleet Mechanic.

The City's Public Works Department is responsible for regulatory mandates related to the maintenance of the City's infrastructure. In order to perform all of it's duties, the department is divided into four divisions: Administration, Street & Sidewalks, Public Properties and Building Maintenance Division. The Administrative Division performs all strategic planning and maintenance of citywide infrastructure, including utilities and services within the City. The Street & Sidewalk Division maintains all City streets, streetlights, bike paths, alleys and sidewalks. It also maintains all City signage and monuments. The Public Properties Division maintains all City-owned grounds, including landscaping, parks, public right-of-ways, greenways and other public spaces. It also is responsible for planting and maintaining all trees on public domain within the City. The Building Maintenance Division is responsible for maintaining all public buildings, various signs, monuments, and public benches.

The annexation areas will be subject to the traffic, stormwater and roadway performance standards, which include the level of service standard of the South Florida Building code. New development should not violate the water quality standard identified in Chapter 17-3 of the Florida Administrative Code. Additionally, all public roads will be maintained by the Public Works Department, except for State Roads, which are maintained by the Florida Department of Transportation.

The City's Stormwater Division of the Public Works Department is responsible for the day-to-day operation of the City's storm drainage system and the City. This department will assume responsibility for stormwater management. The transition period for assuming this responsibility will occur over a twelve-month period after annexation of the proposed areas. The City will also continue to maintain the Department of Environmental Resource Management's (DERM) standards of quantity and quality for storm water drainage. This includes treatment for the first inch of storm water runoff, as well as the quantity of the Five-Year storm.

For City roads, Level of Service (LOS) "E" must be provided. For areas with no transit service LOS "E" + 20%. Level of Service "E" + 20% must be provided for areas with transit service headways of 20 minutes, and LOS "E" + 50% for areas with extraordinary transit (express buses).

Park and Recreation Facilities and Services

The City Parks and Recreation Department is currently divided into four program areas, consisting of Administration, Aquatics, Tennis and Parks Maintenance. These program areas serve to support the community's recreational needs and activities. As part of the City code, the City requires 2 acres of recreational sites per one thousand people in addition to the Miami Springs Golf Course. Open space and landscaping requirements include above average quantities of plants, other landscaping materials and extensive use of xeriscape materials for non-residential uses.

There are currently eleven parks and/or recreational areas existing within the City of Miami Springs. Total park acreage, including community, neighborhood and other public areas, are 32 acres. As part of the City code, the City requires 2 acres of recreational sites per one thousand people in addition to the Miami Springs Golf Course. Using this criteria, and based on a current population estimate of 13,700 City residents, the City requires a minimum of 26.2 acres of recreational acreage. This is well below the City's currently existing 32 acres of open park/recreational area requirements.

The annexation areas will not produce an increase in residential population to the City, and therefore, there will be no additional demands to the City's Park and Recreation Facilities Department.

Elderly Services

The Elderly service department currently has one full time social service director and seven other part time, employees. This department is housed out of the city's senior center on Prince Field. Their facility is approximately 4,116 sf and service participants of the center as well as the public at the playground. It is not anticipated that this department will need an addition on staff to handle the annexation area. It is suggested that the staffing need be evaluated by the director 12 months after annexation to determine the impact and any need that has developed.

Future Development

Any future development in the proposed annexation areas will be subject to the enforcement of Citywide land development codes and incentives to maintain open space and landscaping requirements.

Building Inspection/ Zoning Administration/ Local Planning Services

The City's Building and Zoning Department is responsible for issuing all building permits in the City. The City's Building and Zoning Department also includes code enforcement. The Building Department handles all inspections, plans review and processing requests for building permits. Plans are reviewed as the Florida Building Code 2001 and City Code of Ordinances pertaining to zoning regulations. The department averages 1,800 permit approvals per year, including building, electrical, mechanical, plumbing and roofing permits. The majority of these permit reviews are for existing residential facilities rather than new construction. This department maintains all plans and records of all developments within the City. The City has approximately 4,500 structures and is patrolled on a daily basis by three Code Enforcement Officers. Code enforcement is accomplished by ensuring that property owners maintain their property in accordance with City codes and perform work with valid permits, including building, electrical, mechanical, plumbing or roofing.

In order to continue to perform these functions at the City's optimum level of service standard, one Building Official, two Administrative Assistants, three part-time building inspectors and two additional Code Enforcement Officers will be needed to accommodate the annexation areas.

The City's Planning Department is responsible for City policy and program planning, as per state law. The department is responsible for providing research and recommendations on land use, transportation, housing, infrastructure, recreation, open space, conservation matters, and other community facility services, to the City Manager, City quasi-judicial boards, as well as the city council. Annexation will require an increase of one additional Planner.

General Government

Miami Springs has a City Manager-Council form of government. The Council consists of a mayor and four council members, who are elected by the residents for a two-year term of office. The Council establishes public policy and law and directs the City Manager. The City Manager is appointed by the Council and is the Chief Administrative Officer of the City. The Manager is responsible for all City departments and employees and is directly responsible to the Council for all City operations. Residents of the annexation area will be a part of this system.

With regard to administration staffing requirements, the Office of the City Manager currently has one part-time assistant manager and one executive secretary. In order to accommodate the annexation areas, two full-time assistant city managers will be required, along with one additional Human Resource Specialist, one Assistant Finance Director, one Administrative Assistant, and one Junior Attorney.

Timetable for Supplying Services

The City will phase in service over a twelve-month period after annexation occurs.

Financing Services to be provided

There will be certain expenses incurred when the annexation occurs. These costs will be one-time capital expenditures and annual salary costs, including all fringe benefits. All estimates of capital items and personnel were ascertained by analysis of the City Budget, determining additional demands for service, input from department managers and estimations from the City Clerk's Office.

EXPENSES OF ANNEXATION

DEVELOPMENT OF ANNEXATION AREA

The proposed annexation area is built-out with predominantly commercial and industrial uses. The total land area of the proposed annexation is 6.88 square miles. The total amount of residential development is minimal with a total of eight (8) residential units, according to the Miami-Dade County Property Appraiser's Office.

POLICE DEPARTMENT:

Police service to the community should be provided as soon as possible after annexation occurs. Due to the built-out condition of the property, service will be required immediately. The requirement for additional Police Department staffing is based on the amount of service necessary to adequately patrol the community and provide all crime suppression and investigation required. Due to the nature of the community with extensive commercial/industrial development, typical standards of officers per thousand of population are not appropriate. The proper method to determine the new staffing requirements is to examine the change in police zonal coverage.

The annexation area should require the addition of two new patrol zones. In order that protection is offered 24 hours per day and seven days per week, a total of 22.5 additional personnel will be required. The distribution of the staffing is as follows:

Personnel	Total
Patrols	15
Sergeants	3
Lieutenants	1.5
Detectives	3
Total	22.5

Capital requirements for the Police Department include the purchase of 11 police vehicles, distributed as follows:

Vehicles	Total
Patrol	6
Unmarked	5
Total	11

In addition, costs associated with a new Police Department headquarters building will also be generated due to annexation. These costs include construction as well as acquisition of the land necessary for the building. The cost estimates are as follows:

Construction/development/equipment:

\$2,600,000

Land (1.5 acres)

\$ 750,000

Total

\$3,350,000

Annual Debt Service for loan
300,000

\$

\$3.7 million 20 years @ 5%

Operating costs for the Department will include all personnel and operational activities.

Personnel Costs

Lieutenant Salary (1.5)

\$ 107,967

Lieutenant Benefit Package

\$ 43,186

Sergeant Salary (3)

\$ 189,153

Sergeant Benefit Package

\$ 75,661

Patrol Officers Salary (15)

\$ 817,815

Patrol Officers' Benefit Package

\$ 327,126

Detective Salary (3)

\$ 171,741

Detective Benefit Package

\$ 68,697

Overtime

36,000

\$

Special Pay

27,000		\$
	Total:	
	4,346	\$1,86

Equipment Costs

Uniforms

	\$45,000	
Clothing/Equipment Allowance		

	\$11,547	
Firearms & Issued Equipment		

	\$29,700	
--	----------	--

	Total:	
	47	\$86,2

Capital Costs:

Vehicles

Patrol Cars (6 @ \$35,500, including equipment, amortized 3 years)		\$
71,000		

Inves./Admin/Cars (5 @ \$28,000, equiped, amortized 3 years)		\$
46,667		

Total:	
---------------	--

\$117,667

Radio System Expansion

Additional Repeater Site (\$140,000 amortized 10 years)		
\$14,000		

Mobile radios (11@ \$2,600, amortized over 10 years)		\$
2,860		

Handheld radios (23 \$2,500, amortized over 10 years)		\$
5,750		

Radio Maintenance Contract		\$
5,352		

Total:	\$27,962
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Operating Costs:

Vehicle Operating Costs		\$
55,000		

Liability Insurance		\$
45,000		

Office Supplies		\$
3,300		

	Expendable Equipment/Supplies/Services	\$ 33,000	
39,000	Computers/Communications		\$
		Total:	
	\$175,300		

	Total Annual Operating Cost:	
	\$2,271,522	
	Debt Service	
		\$
300,000		

TOTAL COST:

\$2,571,522

PUBLIC WORKS

This department will add personnel to maintain public properties, which include rights-of-way and traffic lights in the new area. Using the amount of roadways to be maintained as a guideline, it is recommended that four additional Maintenance crews be added to address public properties, drainage and other public works services. The annexation area will add approximately 30.37 linear miles of roadway. These increases will also require the expansion of the Public Works Storage Facility and the addition of senior level and technical personnel. The additions to staff will include 17 staff persons and 9 vehicles.

Operating Costs:

Salary:

	Assistant	Public	Works	Director
48,200	\$48,200			\$
	Administrative Assistant			
28,000	\$28,000			\$
	Crew Leader (4)			
	\$33,400			
	\$133,600			
	Maintenance Worker (8)			
	\$25,400			
	\$203,200			
	Electrician			
			\$38,600	
	\$ 38,600			

	GIS Operator	\$38,600	
	\$ 38,600		
	Fleet Mechanic		
<u>31,700</u>	\$31,700		\$
	Total		
	\$521,900		
		Department	Operating cost:
	\$600,000		
	\$ 50,000		Vehicle operating cost:
			Amortization:
	\$124,200		
		Debt Service	
68,200			\$
Capital:			
1 VacCon			
	\$195,000		
	\$195,000		
2 Flatbed dump trucks	\$ 85,000		
	\$170,000		
1 Roller			\$
28,000		\$ 28,000	
3 Pickup Trucks		\$ 21,000	
	\$ 63,000		
1 Bucket Truck		\$130,000	
	\$130,000		
1 Utility Truck		\$ 35,000	
	<u>\$ 35,000</u>		
		Total	
	\$621,000		
		Amortized over 5 years	
	\$124,200		

Warehouse Building

\$250,000

Land

\$500,000

Total

\$750,000

Annual Debt Service for loan

\$ 68,200

\$850,000 20 years @ 5%

Total annual Cost

\$1,364,300

PLANNING/DEVELOPMENT/BUILDING INSPECTION DEPARTMENT:

Demands on this department will require the addition of two staff positions: one Code Enforcement Officer and one Planner. Growth of the City limits will require additional planning and enforcement services, especially addressing the commercial/industrial development, which is new to the City. Additional personnel will include six full-time and 3 part-time positions.

Salary costs:

	Building Official	
	\$ 52,000	
	\$ 52,000	
	Code Inspector (2)	
	\$ 38,700	\$
77,400		
	Planner	
	\$ 38,700	\$
38,700		
	Administrative Assistant (2)	\$ 28,000
	\$ 56,000	
	Building Inspectors (3) Part-time	\$ 38,700
	<u>\$ 58,200</u>	
Total		
		\$282,300

		Vehicle Operating costs	
	\$ 9,000		
50,000		Department Operating Cost	\$
		Amortization	\$
12,600			
Total annual costs:			
	\$353,900		

Capital:

3 Vehicles @ \$21,000	= \$63,000
Amortization 5 years	= \$12,600

ADMINISTRATION

The addition of staff throughout the City will require expansion of the facilities at City Hall and other administrative positions.

Salary Costs:

	Assistant City Managers (2)	\$63,300	
		\$126,600	
	Human Resource Specialist	\$35,000	
		\$ 35,000	
	Assistant Finance Director		
		\$52,000	\$
52,000			
	Administrative Assistant		
		\$28,000	\$
28,000			
	Junior Attorney		
		\$50,000	\$
50,000			
	Total		
		\$291,600	

Operation Costs:

\$ 45,000

Debt Service:

\$245,000

Total annual cost:

\$581,600

Capital:

City Hall Addition (20,000 sq. ft.)

\$2,000,000

Land (2 acres)

\$1,000,000

Total

\$3,000,000

PARKS AND RECREATION DEPARTMENT:

The proposed annexation area has no population since the area is entirely commercial and industrial in nature. There will be no impact on the Parks and Recreation Department.

SANITATION DIVISION:

The City Sanitation Division only collects garbage and trash from residential customers. Since the area is entirely commercial and industrial, there will be no impact on the Sanitation Division. The commercial accounts will continue to be serviced by the private franchise holder.

FIRE/RESCUE DEPARTMENT:

Miami-Dade Fire/Rescue Department provides fire and rescue service to the annexation area. There will be no change in this service if annexation occurs. There is no cost to The City of Miami Springs for this service. All costs are directed to the property owners through their tax bill and this will continue for property owners in the annexed area.

SUMMARY OF EXPENSES

GENERAL FUND

Operating Costs:

DEPARTMENT	TOTAL
Police	\$2,571,522
Public Works	1,364,300
Planning/Development	353,900
Administration	581,600
TOTAL	\$4,871,322

Capital Costs:

DEPARTMENT	TOTAL
Police	\$3,495,629
Public Works	\$1,371,000
Planning/Development	\$ 63,000
Administration	\$3,000,000
TOTAL	\$7,929,629

REVENUE ESTIMATES

This chapter will provide detail regarding the various taxes, fees and charges that a resident or business would normally pay to the local government or service provider. All rates, fees and other charges were verified with the City of Miami Springs. The final portion of this chapter will measure the total revenues generated by the City of Miami Springs, if annexation were to occur. All estimates are based on current charges and rates and are therefore presented in Year 2003 dollars.

TAXES AND FEES

Millage Rate:

The ad valorem millage rate represents the levy imposed on real and personal property by a governmental agency. The rate is expressed in mills, where one mill is equal to one thousandth of a dollar. The Taxable Value of the property to obtain the taxes due multiplies the millage rate.

The millage rates for all governmental agencies are set by the elected officials usually during budget hearings in August or September of each year. The millage rate adopted by the City of Miami Springs for FY 2002/2003 is 8.744 mills which include both General Operating and Debt Service.

Utility Taxes:

Utility Taxes are levied on the various public utility services by municipalities within their boundaries. The municipalities have the option of imposing such taxes and the applicable rate. However, State law provides a limit of 10%. Utility Taxes are charged by Miami Springs for electricity, telephone, water, natural gas and liquid petroleum at the 10% figure.

Under the Miami-Dade County Charter, Utility Taxes generated from an unincorporated area that annexes into a municipality are retained by Miami-Dade County. The municipality does not accrue these revenues, unless expressly permitted by the Miami-Dade County Commission.

Franchise Fees:

Franchise Fees are those fees that governmental entities charge public utility franchise holders to conduct business and utilize public rights-of-way within their boundaries. The City of Miami Springs imposes such fees, at a rate of 10% on electricity and natural gas services.

Under the Miami-Dade County Charter, Franchise Fees from Florida Power and Light generated from an unincorporated area that annexes into a municipality are retained by Miami-Dade County until such time as the existing franchise agreement expires. The municipality does not accrue these revenues, unless expressly permitted by the Miami-Dade County Commission. After the expiration of the franchise agreement, all Franchise Fees revert to the City of Miami Springs.

Communications Service Tax:

The Florida Legislature has recently modified the Utility Tax and Franchise Fee levies on telecommunications that municipalities may impose. Previously, municipalities were able to levy such fees on telephone and cable services. The new tax structure

permits collection by the State with a rebate to the municipality based on the rate adopted by the local governing body. The City of Miami Springs at a rate as of 5.22% levies the Communications Service Tax.

Solid Waste Charges:

Residential

The Residential rate for bi-weekly garbage and once weekly clipping pickup is \$30.35 per month. However, there are no residential customers in the proposed annexation area.

Commercial

The City of Miami Springs does not provide garbage collection for commercial accounts.

Stormwater Fee:

The City of Miami Springs provides stormwater maintenance services for the municipality. Financing of this service is derived from the collection of a stormwater fee for all properties within the municipal limits. The stormwater fee is \$3.67 per month for each residential unit. Commercial/Industrial rates are \$29.60 per acre per month; and vacant commercial/industrial land is charged a fee of \$9.31 per month.

The chart on the following page summarizes all municipal tax and fee rates.

MUNICIPAL TAX AND FEE RATES

CATEGORY	RATE
Ad Valorem Taxes	8.7440 mills
Utility Taxes	10%
Franchise Fees	10%
Communications Service Tax	5.22%
Solid Waste Fee	\$364.20/year – Residential
Stormwater Fee	\$3.67/month – Residential \$29.60/acre/month – Commercial
Occupational License	\$125

Sources: City of Miami Springs, PMG Associates, Inc.

UTILITY USAGE

The following table lists the average monthly bill for consumption amounts for utilities in the proposed annexation area. For commercial users, the usage is estimated for the average or typical size business enterprise.

The information listed in the following tables was provided by the various utility companies themselves. Each individual utility was contacted and interviewed regarding the typical bill for their customers. The amount under consideration applies only to the consumption charges, which is the basis of Utility Tax, Franchise Fee and Communications Service Tax calculations.

TYPICAL MONTHLY COMMERCIAL USAGE AS EXPRESSED IN CHARGES FOR CONSUMPTION

CATEGORY	TYPICAL BILL
Electric	\$400.00
Telephone	\$300.00
Cable/DSL	\$ 60.00

Sources: Florida Power and Light, Bell South, PMG Associates, Inc.

COSTS TO PROPERTY OWNERS

The first table below lists the annualized charges for Utility Taxes and Franchise Fees for homeowners based on the tax and fee rates described earlier. These fees are computed by multiplying the typical usage by the appropriate rate. The second table provides the same data for commercial properties.

**ANNUAL TAX AND FEE CHARGES
TYPICAL COMMERCIAL PROPERTY**

CATEGORY	MIAMI SPRINGS
Utility Taxes	
Electric	\$480.00
Franchise Fees	
Electric	\$480.00
Communications Service Tax	\$187.92
Stormwater Fee (1)	\$710.40

Source: PMG Associates, Inc.

Calculations are based on the typical annual consumption charges times the applicable rate.

(1) Fee is based on the average parcel size of 2 acres.

REVENUES GENERATED BY THE COMMUNITY

The following analysis will determine the revenues generated by the City of Miami Springs from the annexed areas. These revenues will come from all sources including Ad Valorem Taxes, Utility Taxes, Franchise Fees, Communications Service Tax, Storm water Fees and State Shared Revenues.

Ad Valorem Taxes:

Ad Valorem taxes are calculated by multiplying the adopted tax rate of 8.7440 mills by the Taxable Value of the property. The total Taxable Value of the property is nearly \$1.5 billion.

TAXABLE VALUE AND TAXES GENERATED

Real Property Value	Personal Property Value	Total Taxable Value	Taxes Generated
\$140,932,192	\$20,420,382	\$161,352,574	\$1,410,867
\$1,123,800,794	\$186,056,498	\$1,309,857,292	\$11,453,392
\$1,264,732,986	\$206,476,880	\$1,471,209,866	\$12,864,259

Taxes Generated is calculated by multiplying Taxable Value by the total millage rate of 8.744

SOURCE: Miami-Dade Property Appraiser; PMG Associates, Inc

Ad Valorem Taxes generated

Multiply the Taxable Value by the Tax Rate of 8.7440 mills equals over \$12.8 million in annual taxes generated.

Utility Taxes:

Utility Taxes are estimated by multiplying the actual annual usage charges for consumption by the applicable tax rate. All data for the consumption figures used in this analysis were provided by the utility service providers themselves. The following is a listing of the total consumption charges and taxes generated for each utility service provided.

	<u>Units</u>	<u>Average Utility Tax</u>	<u>Utility Taxes Generated</u>
Commercial			1,798
	\$480.00		
	\$ 863,040		

Franchise Fees:

Franchise Fees are determined in the same manner as Utility Taxes after applying the appropriate rates.

	<u>Units</u>	<u>Average Franchise Fee</u>	<u>Franchise Fees Generated</u>
Commercial			1,798
\$480.00		\$ 863,040	

Communications Service Tax:

Telecommunications taxes are determined in the same manner as Utility Taxes after applying the appropriate rates.

	<u>Units</u>	<u>Average Tax</u>	<u>Taxes Generated</u>
Commercial			1,798
\$187.92		\$ 337,880	

Stormwater Fee:

Stormwater Fees are estimated using the average rate for each residential and commercial entity.

	<u>Units</u>	<u>Average Fee</u>	<u>Taxes Generated</u>
Commercial			1,798
\$710.40		\$ 1,277,299	

Occupational Licenses:

Occupational Licenses are estimated to average \$125 per business for the 1,798 businesses in the Study Area for a total of \$224,750 annually.

Intergovernmental Revenues:

State Shared Revenues are received each year by municipalities in Florida based primarily on population. For the proposed annexation area, this revenue source would not generate additional funds, since there is no population.

TOTAL REVENUES GENERATED

The figures delineated in the previous section identified the revenues generated from each of the revenue sources. Each source is presented in the specific fund type that applies to the revenue source. The following tables present a summary of the revenue sources.

SOURCES OF REVENUE

General Fund

CATEGORY	AMOUNT
Ad Valorem Taxes	\$12,864,259
Communications Service Tax	\$ 337,880
Stormwater Fee	\$ 1,277,299
Occupational Licenses	\$ 224,750
TOTAL	\$14,704,188

Funds Retained by Miami-Dade County

CATEGORY	AMOUNT
Utility Taxes	\$ 863,040
Franchise Fees	\$ 863,040
TOTAL	\$1,726,080

Source: PMG Associates, Inc.

Legal Description

The following legal description indicates the boundaries for the annexation areas. It should be noted that this description includes the area owned by the Florida East Coast Rail Road (FEC). The City of Miami Springs is willing to exclude this area if it is deemed that issues of contiguity will not hamper the City's application. In addition the City of Miami Springs is willing to work with the FEC to develop an interlocal agreement between the two parties to provide assurances as to the function of government.

Legal Description of future Annexation to Miami Springs:

Section 9, Township 53 South, Range 40 East, less and except the following described portions: The North 230.80 feet of Tracts 1, 16, 17, 32, and all of Tracts 46, 47 and 57 of **"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"** in Section 9, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, at Page 17 of the Public Records of Miami-Dade County, Florida.

AND

Section 15, Township 53 South, Range 40 East, less and except the following described property: All of Tracts, 1, 15, 16, 17, 18 and 19, of **"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"** in Section 15, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, at Page 17 of the Public Records of Miami-Dade County, Florida.

AND

Section 16, Township 53 South, Range 40 East, Miami-Dade County, Florida.

AND

Those portions of Tracts 31 and 32 in the NW ¼ of Section 13, Township 53 South, Range 40 East, of **FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1**, lying Southwesterly of the centerline of the Miami Canal and Northwesterly of the centerline of the Florida East Coast Railroad Main Line; and Sections 14, 23 and 26, Township 53 South, Range 40 East, Miami-Dade County, Florida, less and except: Portion of Sections 14, 23 and 26, Township 53 South, Range 40 East, Miami-Dade County, Florida, less and except: A portion of Tracts 72, 75, 76 and 77 of the **AMENDED PLAT OF THE EAST ½ OF SECTION 14, TOWNSHIP 52 SOUTH, RANGE 40 EAST**, according to the Plat thereof, as recorded in Plat Book 13, at page 63 of the Public Records of Miami-Dade County, Florida, and that 60.00 foot roadway lying between Lots 72 and 77; together with a portion of Tracts 1 through 8 and Tracts 49 through 56 of Section 23, Township 53 South, Range 40 East of **FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1**, according to the Plat thereof, as recorded in Plat Book 2, at Page 17; together with a portion of Section 26, Township 53 South, Range 40 East, being more particularly described as follows:

Commence at the NE 1/4 of said Section 14; thence S 01° 41'27" E, along the East line of said Section 14, a distance of 443.18 feet to a point on the south right of way line of the **HIALEAH CORRIDOR OF METROPOLITAN DADE COUNTY RAPID TRANSIT (METRO RAIL)** as shown in Plat Book 124, at Page 24 of the Public

Records of Miami Dade County, Florida and the **POINT OF BEGINNING**; thence continue S 01° 41' 27" E, along the East line of said Section 14, a distance of 2,194.67 feet to the East ¼ corner of said Section 14; thence S 01° 41' 33" E along the East line of said Section 14, a distance of 2,640.11 feet to the SE. corner of said Section 14 and the NE. corner of said Section 23; thence S 01° 44' 05" E, along the East line of said Section a distance of 2,640.82 feet to the East ¼ corner of said Section 23; thence S 01° 43' 54" E, along the East line of said Section 23 a distance of 2,642.85 feet to the SE. corner of said Section 23 and the NE. corner of said Section 26; thence S 89° 13' 27" W, a distance of 20.00 feet +/- to the East bank of the **Florida East Coast Railway** East borrow ditch (**F.E.C. Canal**); thence meandering the East bank of said ditch the next 8 courses S 01° 43' 23" E, a distance of 100.33 feet; thence S 04° 35' 13" E, a distance of 100.12 feet; thence S 01° 09' 06" E, a distance of 200.01 feet; thence S 00° 00' 23" E a distance of 100.05 feet; thence S 01° 43' 29" E, a distance of 100.00 feet; thence S 01° 09' 08" E, a distance of 99.85 feet; thence S 89° 15' 37" W, a distance of 483.09 feet; thence S 11° 24' 38" W, a distance of 83.08 feet; thence S 01° 44' 53" E, a distance of 112.25 feet to a point on the South Right of Way line of NW 36th Street extension, State road 948, as shown on Right-of-Way Map Section 87220-2506; thence N 69° 07' 38" W, along said right of way line a distance of 356.26 feet; thence S 01° 30' 08" E, along said right of way line a distance of 70.29 feet; thence N 69° 07' 38" W, along said Right of way line a distance of 533.53 feet; thence N 01° 29' 04" W, a distance of 935.95 feet; thence N 89° 13' 27" E, along the South line of said Section 23 a distance of 20.52 feet; thence N 01° 36' 56" W, a distance of 5,294.10 feet; thence N 89° 41' 34" E, a distance of 43.72 feet; thence N 01° 29' 04" W, a distance of 614.71 feet; thence N 11° 27' 06" E, distance of 777.32 feet; thence N 16° 37' 42" W, a distance of 895.01 feet to a point on the arc of a non-tangent curve concave to the Northwest that bears N 42° 40' 11" W, to the center of said curve, having a radius of 46.84 feet and a central angle of 38° 59' 44"; thence Northeasterly along the arc of said curve and the South right of way line of said **Hialeah Corridor**, an arc distance of 31.88 feet; thence S 89° 07' 32" E, along said Right of way line a distance of 62.38 feet to a point on the West right of way line of NW 69th Avenue; thence S 22° 28' 03" E, along said right of way line a distance of 98.17 feet to a point on the south right of way line of the NW 74th Street Connector as shown on **Florida Department of Transportation Right of Way Map** Section 87511-2601; thence N 89° 43' 57" E, along said South Right of Way line a distance of 356.41 feet; thence N 78° 43' 30" E, along said south right of way line a distance of 219.55 feet to a point of intersection with the south right of way line of said **Hialeah Corridor**; thence S 84° 08' 28" E, along said South right of way line a distance of 159.36 feet; thence S 84° 53' 27" E, along said south right of way line a distance of 200.82 feet to a point on the arc of a non-tangent curve that bears N 01° 54' 27" E, to the center of said curve, having a radius of 1,463.00 feet and a central angle of 05° 14' 27"; thence northeasterly along the arc of said curve an arc distance of 133.82 feet; thence N 82° 29' 00" E, along said right of way line a distance of 141.30 feet to the **POINT OF BEGINNING**.

AND

That portion of Section 28, Township 53 South, Range 41 East, lying southwesterly of the centerline of the Northwest South River Drive Right-of-Way.

AND

The East ½ of Section 29, Township 53 South, Range 41 East, less and except those portions lying Northeasterly of the centerline of the Miami Canal Right-of-Way; and less that portion of the NE ¼ of said Section 29, previously annexed by the City of Miami Springs, as described in The Charter of the City of Miami Springs Corporate Limits, Section 2.01(B) and (c) of the Code of Ordinances.

AND

Portion of Section 35, Township 53 South, Range 40 East, being more particularly described as follows: Beginning at the Northwest corner of Section 35, Township 53 South, Range 40 East; thence run S 89° 50' 00" E along the North line of said Section 35 for 3,956.99 feet to the West right of way line of the Florida East Coast Railway, as shown on the Plat of **"MIAMI AIRPORT INDUSTRIAL PARK, MILAM DAIRY-25th STREET SECTOR"**, as recorded in Plat Book 84, at Page 4 of the Public Records of Miami-Dade County, Florida; thence S 01° 30' 55" E along the West right of way line of Florida East Coast Railway for 2,840.36 feet to the North right of way line of NW 20th Street, as shown on said Plat of **MIAMI AIRPORT INDUSTRIAL PARK, MILAM DAIRY-25th STREET SECTOR**; thence S 87° 19' 03" W along said North right of way line of NW 20th Street for 1,370.90 feet, to the West right of way line of NW 72nd Avenue, (Milam Dairy Road); thence N 01° 21' 51" W along said West right of way line of NW 72nd Avenue (Milam Dairy Road) as shown on the said plat of **MIAMI AIRPORT INDUSTRIAL PARK, MILAM DAIRY-25th STREET SECTOR** for 563.54 feet to the point of intersection with the South line of Lot 3, Block 2, of **AIRPORT CORPORATE CENTER**, as recorded in Plat Book 130, at Page 51 of the Public Records of Miami-Dade County, Florida; thence N 89° 50' 00" W along the south line of said Lot 3, and its extension to the East for 605.05 feet to the SW. corner of said Lot 3; thence S 01° 25' 45" E along the East line of Lot 2, Block 2 of said Plat of **"AIRPORT CORPORATE CENTER"**, for 296.96 feet to the SE. corner of said Lot 2; thence N 89° 50' 10" W along the South limit of said Plat of **"AIRPORT CORPORATE CENTER"**, and along the South line of the NW ¼ of said Section 35, for 1985.74 feet to the NW. corner of the NW ¼ of said Section 35; thence N 01° 25' 45" W along the West line of said Section 35 for 2, 641.91 feet to the **POINT OF BEGINNING**.

PREPARED BY:

Jose F. Lopez, P.S.M. #3086
J. F. LOPEZ & ASSOCIATES, INC.
Land Surveyors & Mappers
7900 NW 155th Street, Suite 104
Miami Lakes, FL 33016
Phone: (305) 828-2725

METROPOLITAN DADE COUNTY, FLORIDA

METRO DADE

RECEIVED
SEP 19 2003



STEPHEN P. CLARK CENTER

OFFICE OF THE SUPERVISOR OF ELECTIONS
SUITE 1910
111 NW 1ST STREET
MIAMI FLORIDA 33128-1962
(305) 375-5553

THE CORRADINO GROUP

Mailing Address:
P.O. Box 012241
Miami, Florida 33101-2241

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Constance A. Kaplan, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that as of September 12, 2003, there were less than 250 Miami-Dade County registered voters in the proposed Annexation Areas B and C, as described by the attached as submitted by the City of Miami Springs.

WITNESS MY HAND AND

OFFICIAL SEAL, AT MIAMI,

MIAMI-DADE COUNTY, FLORIDA,

ON THIS 12th DAY OF SEPTEMBER, 2003.

Constance A. Kaplan
Supervisor of Elections
Miami-Dade County

CAK:mu

ORDINANCE NO. 900-2003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS; INITIATING AND REQUESTING A BOUNDARY CHANGE, BY ANNEXATION, FOR THE CITY OF MIAMI SPRINGS OF CERTAIN IDENTIFIED AND SPECIFIED CONTIGUOUS AND ADJACENT UNINCORPORATED AREAS OF MIAMI-DADE COUNTY; PROVIDING CITY OF MIAMI SPRINGS CITY COUNCIL APPROVAL; DELINEATING THE REQUESTED ANNEXATION BOUNDARY CHANGE BY MIAMI-DADE COUNTY; AUTHORIZING ALL APPROPRIATE AND CONSISTENT ACTIONS BY CITY OFFICERS, OFFICIALS, AND CITY COUNCIL MEMBERS; DIRECTIONS TO THE CITY CLERK FOR ACTIONS REQUIRED BY THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; EFFECTIVE DATE.

WHEREAS, the City Council of the City of Miami Springs previously authorized and approved City Resolution No. 2002-3204 which notified Miami-Dade County of the City's interest in the annexation of certain contiguous and adjacent unincorporated areas of the county; and,

WHEREAS, the City contracted with The Corradino Group to investigate and prepare a report on the feasibility and appropriateness of the City annexing the subject contiguous and adjacent unincorporated areas of the county identified in Resolution No. 2002-3204; and,

WHEREAS, the City has received, reviewed and discussed the City of Miami Springs Annexation Report received from The Corradino Group; and,

WHEREAS, pursuant to state law, municipalities located within the boundaries of Miami-Dade County are required to comply with the annexation procedures and requirements established by Miami-Dade County; and,

Ordinance No. 900-2003

1

WHEREAS, Section 5-04 of the Home Rule Charter of Miami-Dade County authorizes and empowers the Board of County Commissioners of Miami-Dade County to effect boundary changes through the annexation process upon the request of a municipality; and,

WHEREAS, Section 20-3 of the Miami-Dade County Code of Ordinances specifies the procedures and requirements that must be complied with by a municipality wishing to initiate a boundary change by the annexation process with the county; and,

WHEREAS, the City Council of the City of Miami Springs has determined that it is desirous of changing its municipal boundaries by the addition of certain contiguous and adjacent unincorporated areas of the county through the utilization of the county annexation process; and,

WHEREAS, the City has attached hereto, as Exhibit "A", the legal description of those unincorporated areas of the county being sought for the proposed boundary change through the annexation process and a map, attached as Exhibit "B", which depicts and more graphically identifies the unincorporated areas of the county sought for annexation by the City; and,

WHEREAS, City of Miami Springs Charter Section 2.02 requires and mandates that any proposed annexation by the City must be authorized by ordinance; and,

WHEREAS, in the process of enactment of this ordinance, the City has complied with all city requirements for enactment and the notice and public hearing requirements mandated by Miami-Dade County Code of Ordinance Section 20-3; and,

WHEREAS, that in addition to the foregoing, the City has accomplished all threshold requirements mandated by county ordinance for the initiation of boundary change/annexation proceedings and is prepared to comply with all the requirements of Code of Ordinance Section 20-3 and all other code requirements and procedures of Miami-Dade County for annexation; and,

WHEREAS, although the City is prepared to address the fiscal impacts of its proposed

Ordinance No. 900-2003

annexation with the appropriate county officials and the Board of County Commissioners, the City believes that the proposed annexation is both proper and appropriate and consistent with the policy of Miami-Dade County to provide balance in the annexation process between those municipalities which are primarily residential and those which are predominately industrial and commercial; and,

WHEREAS, the City Council of the City of Miami Springs has determined that it is both proper and appropriate, and in the best interests of the City and its citizens, to secure the requested boundary change through the annexation process with Miami-Dade County;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA:

Section 1: That the above recitals are true and correct and are hereby incorporated herein and made a part hereof by this reference.

Section 2: That the City Council of the City of Miami Springs hereby authorizes and approves the boundary change and annexation proposed in this ordinance and the corresponding amendment of the legal description of the City contained in the Charter of the City of Miami Springs to reflect the addition of the contiguous and adjacent unincorporated areas of Miami-Dade County acquired through the annexation process which are more particularly described in the legal description and map attached hereto as Exhibits "A" and "B" respectively.

Section 3: That the City Council of the City of Miami Springs hereby requests the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance granting the request of the City of Miami Springs for the annexation of the contiguous and adjacent unincorporated areas of Miami-Dade County identified in Exhibits "A" and "B" attached hereto, and by so doing, authorize the amendment and enlargement of the municipal

Ordinance No. 900-2003

boundaries of the City of Miami Springs.

Section 4: That the proper City officers, officials and members of the City Council are hereby authorized and directed to take such action and to execute such documentation as may be deemed necessary or desirable to effectuate the intent and mandate evidenced herein in regard to the City's annexation and boundary change request of Miami-Dade County.

Section 5: That the City Clerk is hereby authorized and directed to transmit three (3) duly certified copies of this Ordinance, including the exhibits attached hereto, together with proof of compliance of the notice requirements set forth in Miami-Dade County Ordinance Section 20-3, accompanied by all other documentation and information required by the aforesaid Miami-Dade County Code Section.

Section 6: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 7: That this Ordinance shall take effect in the manner provided by law.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida this 14th day of July, 2003.

The motion to adopt the foregoing ordinance was offered on second reading by Vice Mayor Elza, seconded by Councilman Pacheco, and on roll call the following vote ensued:

Vice Mayor Elza
Councilman Caudle

"aye"
"absent"

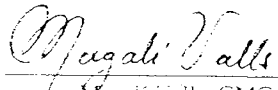
Ordinance No. 900-2003

Councilman Pacheco
Councilman Youngs
Mayor Bain

"aye"
"aye"
"aye"


Billy Bain
Mayor

ATTEST:

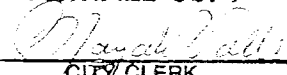

Magali Valls, CMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Jan K. Seiden, Esquire
City Attorney

1st reading: 06/23/2003
2nd reading: 07/14/2003

Words ~~stricken through~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.

CERTIFIED COPY

CITY CLERK
CITY OF MIAMI SPRINGS
Date 8/13/03

Ordinance No. 900-2003